



**US Army Corps  
of Engineers**

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435



# Public Notice

APPLICATION NO.:	MVK-2003-293
EVALUATOR:	Anne Woerner
PHONE NO.:	(601) 631-5298
FAX NO.:	(601) 631-5459
E-MAIL:	regulatory@mvk02.usace.army.mil
DATE:	September 30, 2004
EXPIRATION DATE:	October 21, 2004

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Mississippi Department of Environmental Quality, are considering an application for a Department of the Army permit and State water quality certification for the work described herein. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F, at the above address and the Mississippi Department of Environmental Quality, Office of Environmental Services, Post Office Box 10385, Jackson, MS 39189-0385, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Mr. Cliff Bates  
The Park Companies  
Post Office Box 741  
Jackson, MS 39205-0741

Name of Agent:

Mr. Michael E. Goff  
Wildlife Technical Services, Inc  
Post Office Box 820188  
Vicksburg, MS 39182-0188

Location of Work: Section 29 T5N-R1E, latitude N 32° 14.94' longitude 90° 12.94', within the Pearl River drainage basin, Hinds County, Mississippi.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to place fill into wetlands and other waters of the United States for the construction of a multi-family residential apartment complex. The purpose of the project work is to help meet the demand for multi-family residences within the city of Jackson.

The proposed Covington Park Apartment Complex will consist of nineteen apartment buildings, an office, related parking areas, and roads. The proposed project area contains approximately 14.75 acres and is surrounded by both single and multi-family residential developments within the area.

The primary north/south drain is a drainage ditch that was constructed across the property several years ago as a part of the subdivision development activities on the property to the north of the project area. At the time the subdivision was developed, the storm water flows were directed into a culvert that empties into the drainage ditch on the property line. The drainage ditch is approximately 1050 feet long, 3 to 4 feet deep, and ranges from 8 to 10 feet in width. The upstream elevation of the ditch is 301 feet and the downstream elevation at the south boundary line is approximately 289 feet which equates to a 12-foot fall across the property.

The east/west drain developed as a direct result of the storm water flows from the parking lot area located to the east of the property. The drainage ditch is approximately 450 feet long, ranges in size for 8 to 12 feet in width, and is approximately 3 to 4 feet deep. The upstream elevation is approximately 300 feet and downstream elevation at the point it intersects the north/south drainage ditch is approximately 293 feet.

The proposed project site development activities would include the placement of a 42-inch culvert within both drainage ditches to continue to provide storm water flows through the site. The 42-inch culvert will interconnect to the existing culvert on the north boundary and will connect to the parking lot area on the east boundary of the property. The vegetation along the drainage ditch top bank areas will be removed and the culverts placed within the drains. The culverts will be covered with approximately 2000 cubic yards of fill material to maintain the necessary grades across the property. The culverts themselves will displace most of the area within the drains.

The project site is currently undeveloped and the timber was harvested within the last two to three years leaving the area sparsely wooded and overgrown with vegetation. The 14.75-acre project area contains approximately 1.55 acres of palustrine scrub-shrub wetlands. The wetlands are bounded by the high water marks along the banks of the two drainage ditches as described above.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and placement of fill material requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Hinds County, Mississippi in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

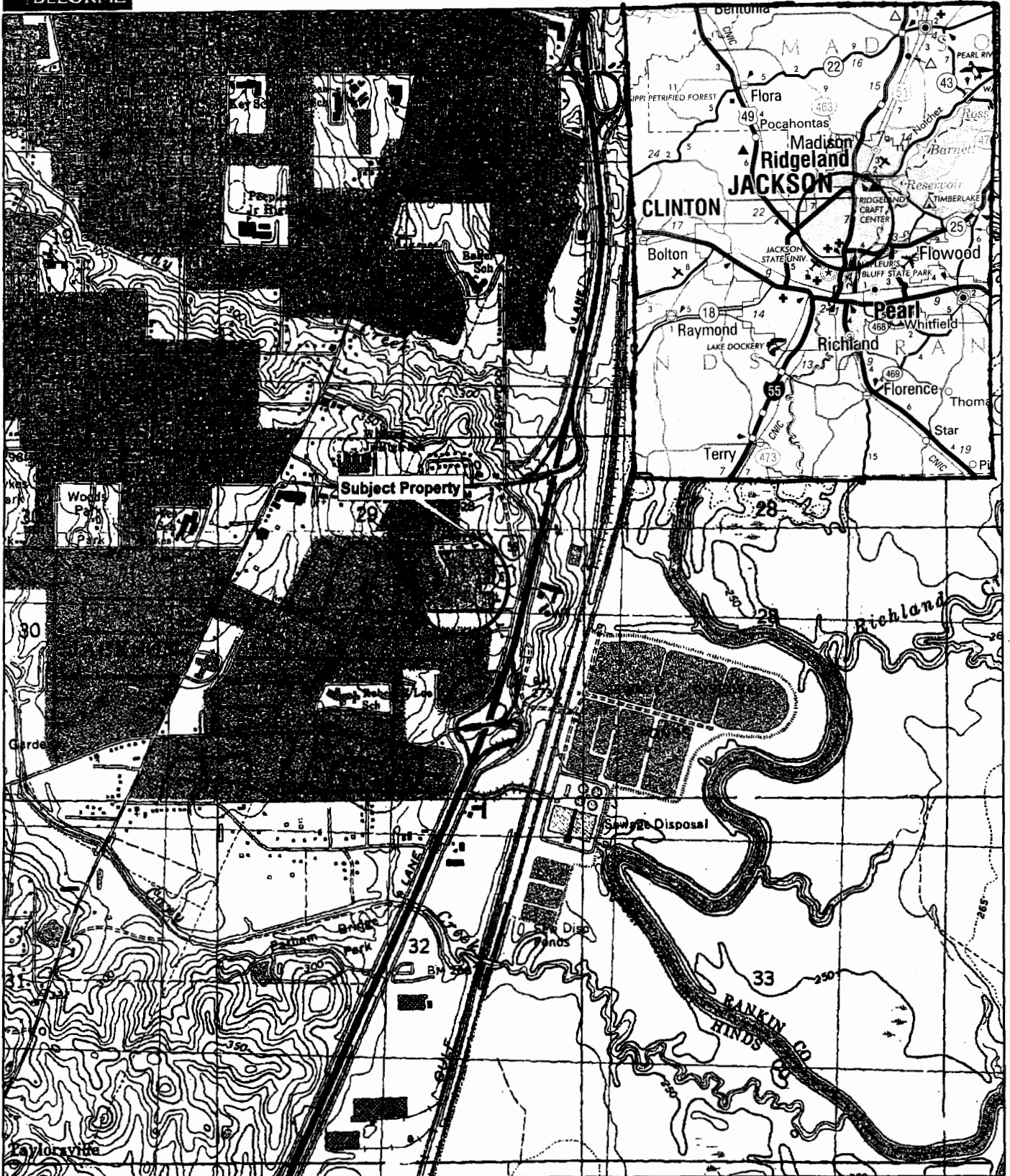
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

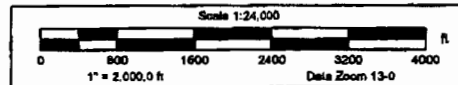
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

W. Harold Lee  
Team Leader  
Evaluation Section



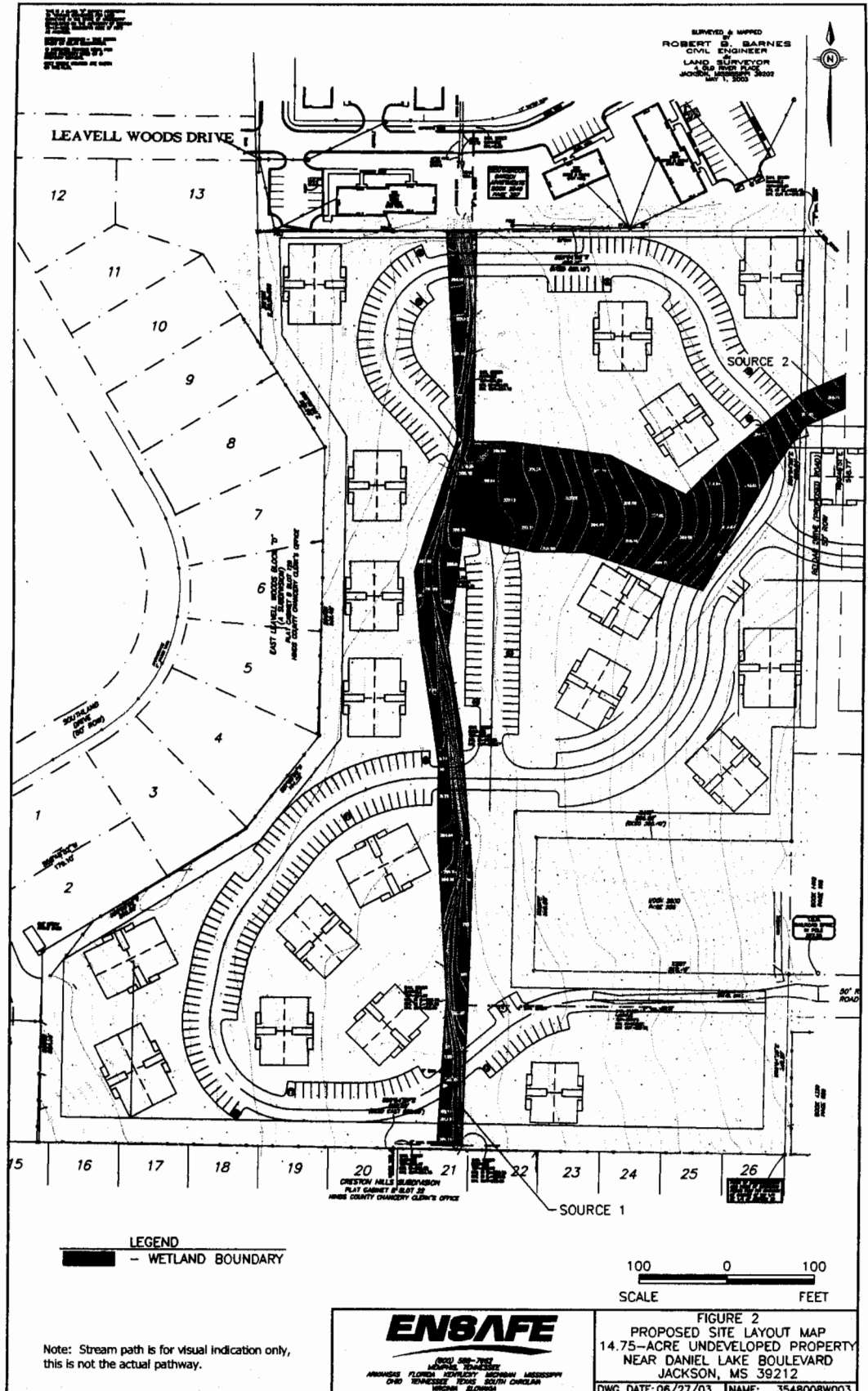
The Park Companies  
Proposed Covington Park Apartment Complex  
Hinds County, Mississippi  
Site Map



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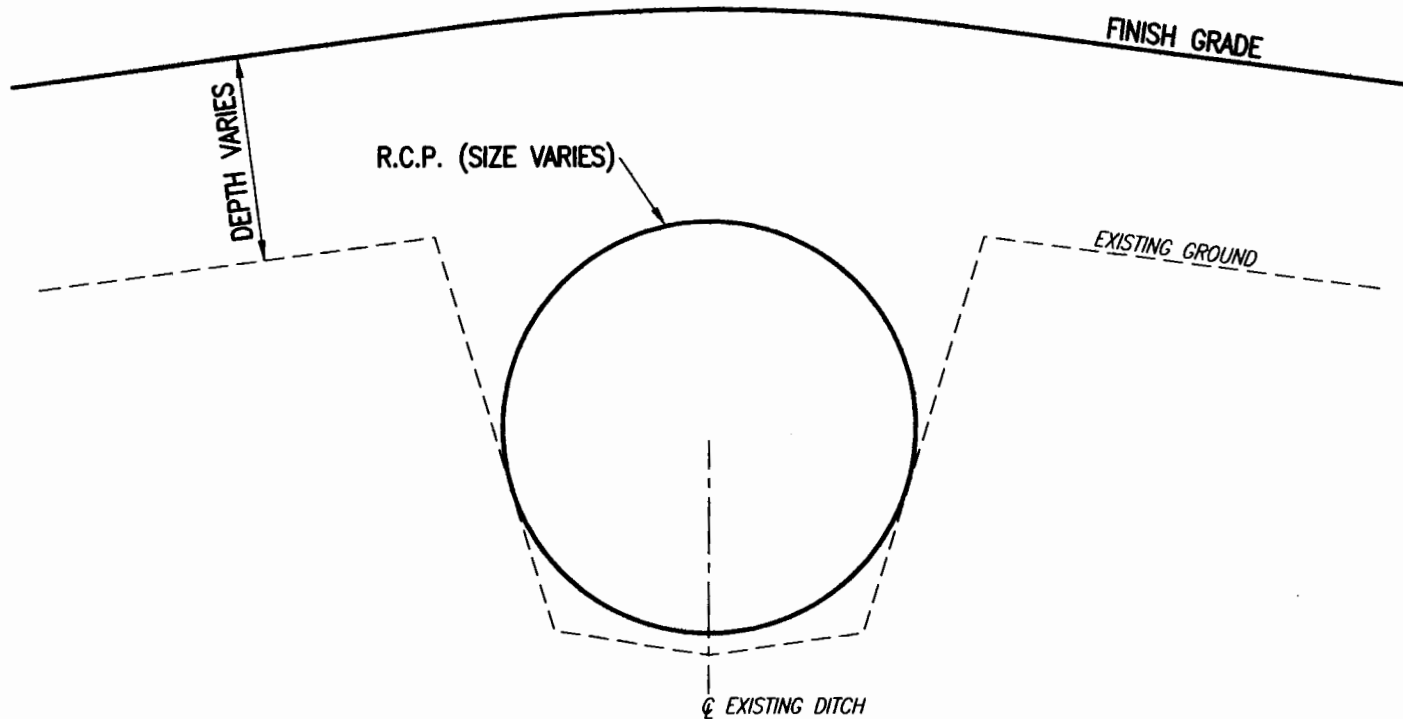
CEMVK-OD-FE MVK-2003-293

MR CLIFF BATES



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TYPICAL DITCH SECTION  
N.T.S.

**COVINGTON PARK  
APARTMENTS**

 **Pickering, Inc.**

DATE:

SCALE:

JOB NO.

CEMVK-OD-FE MVK-2003-293

MR CLIFF BATES